

# AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2003 EDITION

**GENERAL LOCATION:** At the southeast quadrant of the intersection of Lorton Road and Sanger Street

**PARCEL LOCATION:** 107-4 ((1)) 74, 75A, 77, 78, 79, 80, 81, 82

**PLANNING AREA AND DISTRICT:** Area IV, Lower Potomac

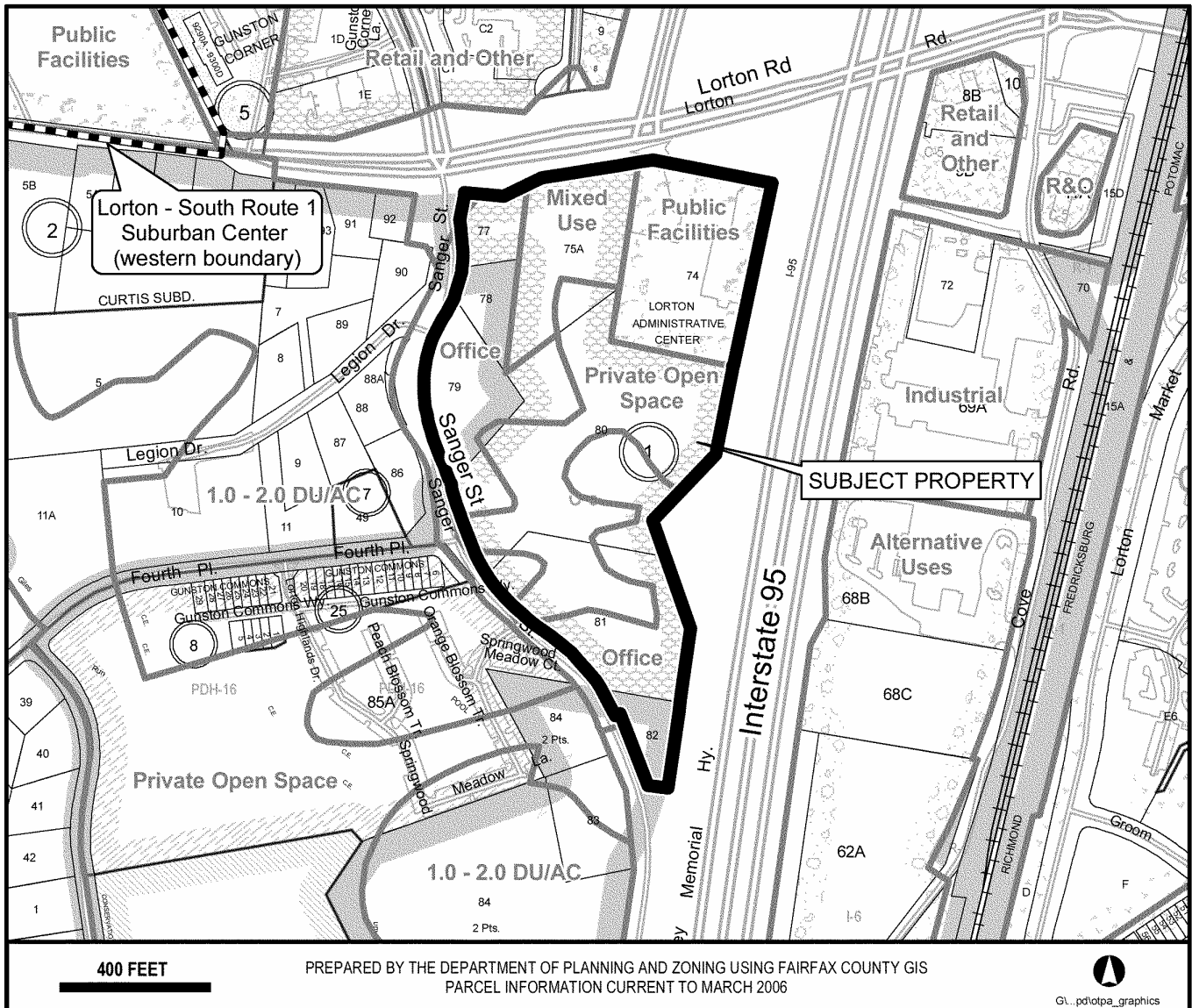
**SUB-DISTRICT DESIGNATION:**

Lorton-South Route 1 Suburban Center

**SUPERVISOR DISTRICT:** Mount Vernon

**ADOPTED:** March 27, 2006 **ITEM NO.** S05-IV-LP4

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



**AMENDMENT TO THE COMPREHENSIVE PLAN (2003 EDITION)**

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~strikethrough~~.

**MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Lower Potomac Planning District as amended through 6-20-2005, LP2 Lorton-South Route 1 Community Planning Sector, Land Use Recommendations, page 67:

**“Sub-unit B2**

Sub-unit B2 is located south of Lorton Road between I-95 and Sanger Street and contains the former Lorton School site. The area contains approximately 20 acres. The Lorton Road/I-95 interchange is planned to be improved. Except for parcel 74, which is the former Lorton Elementary School site and planned for public facilities, Sub-unit B2 is planned for ~~mixed use at an intensity of up to .50 FAR~~ office use at an intensity up to 0.25 FAR that would accommodate medical office use with urgent care and outpatient services. Any development should meet ~~provided~~ the following site-specific conditions ~~are met~~:

- ~~The mix of uses should include office, hotel, community serving retail and restaurant uses.~~
- Full consolidation should be achieved with the exception of parcel 74;
- Development on the site, including building placement, should be located near Lorton Road, to the extent possible, recognizing the existing utility easements. The design should not impede future transportation improvements and should minimize surface parking;
- ~~Effective screening to residential uses should be provided~~ A substantial landscaped buffer along all property lines adjacent to existing and planned residential uses should be provided in order to effectively screen these uses from noise, lighting, and other impacts. Any retaining walls should be attractive in appearance and effectively landscaped to minimize any negative visual impacts;

- Development, to the extent possible, should preserve the existing slopes and their associated vegetation, provide revegetation where necessary, and minimize clearing and grading;
- Any development which generates noise or lighting impacts on the adjacent residential neighborhoods should attenuate the disturbance through mitigation techniques such as appropriate design, buffering, and sensitive operation;
- Substantial contribution towards transportation improvements should be provided, including TDM commitments. Land should be dedicated for transportation improvements along Lorton Road and Sanger Street and the interchange improvements along Interstate-95. Sidewalks should be provided along Sanger Street and Lorton Road.
- ~~The former Lorton Elementary School structure should remain in public use.”~~

**PLAN MAP:** The Comprehensive Plan Map will be modified to show the area between I-95, Lorton Road, and Sanger Street (Sub-unit B2 of the Lorton South-Route 1 Community Planning Sector) as planned for office use and private open space.